

EXHIBIT A

Orange County

Kelly A. Eskew, County Clerk

Printed: 04/10/2023 05:09:49 PM

Instr #: 19910055854

Book/Page: 3460 / 199

Rec Date: 06/24/1991 00:00:00

Doc Grp/Desc: D / DEED (R)

OR Party: SOUDANI MOUTZ F

EE Party: SOUDANI EMAN F

Amount: \$0.00

Remarks: 42, 309-3-10

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

(This Page is Part of the Instrument)

PRINT OR TYPE: BLACK INK ONLY

MOUT'Z F. SOUDANI

TO

EMAN F. SOUDANI

RECORD AND RETURN TO:

(Name and Address)

MS. EMAN F. SOUDANI

R. D. 1, BOX 618, BAILEY ROAD

MONTGOMERY, NY 12549

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 55854 DATE 6-21-91 AFFIDAVIT FILED 19INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

BG20 Blooming Grove

CH22 Chester

CO24 Cornwall

CR26 Crawford

DP28 Deerpark

GO30 Goshen

GR32 Greenville

HA34 Hamptonburgh

HI36 Highland

MK38 Minisink

ME40 Monroe

MY42 Montgomery ☒

MH44 Mount Hope

NT46 Newburgh (T)

NW48 New Windsor

TU50 Tuxedo

WL52 Wallkill

WK54 Warwick

WA56 Wawayanda

WO58 Woodbury

MN09 Middletown

NC11 Newburgh

PJ13 Port Jervis

9999 Hold

SERIAL NO. _____

Mortgage Amount \$ _____

Exempt Yes ☐ No ☐3-6 Cooking Units Yes ☐ No ☐

Received Tax on above Mortgage

Basic \$ _____

MTA \$ _____

Spec. Add. \$ _____

TOTAL \$ _____

CHECK ☒ CASH ☐ CHARGE ☐

MORTGAGE TAX \$ _____

TRANSFER TAX \$ ERECORD. FEE \$ 5-
17-REPORT FORMS \$ 5-

CERT. COPIES \$ _____

MARION S. MURPHY
Orange County Clerk

by: _____

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on the 24th day of June 1991 at 10:42O'Clock A M. in Liber/Film 3460Deed at page 199 and examined.
Marion S. Murphy

County Clerk

RECEIVED

REAL ESTATE
JUN 24 1991
TRANSFER TAX
ORANGE COUNTY

LIBER 3460 PAGE 199

ORG 06/24/91 10:42:25 26611 22.00
 ***** EDUCATION FUND: 5.00 *****
 DEED CONTROL NO: 55854 .00 *
 ***** SERIAL NUMBER: 007094 *****

A 291

Standard N.Y.B.T.U. Form 8007
Bargain & sale deed, with covenant against grantor's acts—Ind. or Corp.

DATE CODE

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 21ST day of June, nineteen hundred and ninety-one,
 BETWEEN MOUT'Z F. SOUDANI, residing at R. D. 1, Box 618, Bailey
 Road, Montgomery, New York 12549,

party of the first part, and EMAN F. SOUDANI, residing at R. D. 1, Box 618,
 Bailey Road, Montgomery, New York 12549,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of -----
 -----TEN (\$10.00)----- dollars,

lawful money of the United States, and other good and valuable consideration paid
 by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
 successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
 lying and being in the Village of Walden, Town of Montgomery, County of
 Orange and State of New York, bounded and described as follows:

Sec. 309
 Blk. 3
 Lot 10

BEGINNING at a point at the intersection of the southerly
 line of West Main Street and the westerly line of Walnut Street;
 running thence from said point of beginning South 5 degrees 11 1/2
 minutes West 90.00 feet, along the line of Walnut Street, to the
 most easterly corner of lands of Davis (D.L. 1974 P. 125); thence
 North 85 degrees 09 minutes West 59.50 feet, along the line of
 said Davis, to the most southerly corner of lands of Levenson
 (D.L. 2134 P. 533); thence North 5 degrees 11 1/2 minutes East
 90.00 feet, along the line of said Levenson, to a point on the
 southerly line of said West Main Street, thence South 85 degrees
 09 minutes East 59.90 feet, along the line of said West Main
 Street, to the point or place of beginning.

SUBJECT to the rights of the adjoining property owners to
 the use of a strip of land 4 feet wide in the southerly bounds
 of the above described premises and with the right and privilege to
 the party of the second part, his heirs, executors, and administra-
 tors of using a strip of land 4 feet wide on the northerly bounds
 of the lands now or formerly of Caroline Van Osdall as a driveway,
 alleyway or passage 8 feet wide in and to the rear of the above
 described premises, said alleyway, driveway or passage being set
 forth and described in a deed dated July 2, 1912, John C. Seymour
 to Caroline Van Osdall and recorded in the Orange County Clerk's
 Office in Book 534 at page 196.

IT is hereby stipulated and agreed by and between the parties
 hereto that a passageway or alleyway 3 feet in width shall be main-
 tained from Main Street in a southerly direction on and over the
 westerly line of the above described premises and the easterly line

LIBER 3460 PAGE 200

of the premises of the party of the first part 1 1/2 feet of such passageway or alley to be over the said westerly line of the above described premises and 1 1/2 feet to be over the said easterly line of the premises of the party of the first part, said alley or passageway to be used in common by the parties hereto, their heirs and assigns forever.

BEING and intended to be the same premises conveyed by deed dated January 7, 1985, from Michael Schwartz, Referee, to Mout'z F. Soudani and recorded in the Orange County Clerk's Office on January 15, 1985, in Liber 2317 of Deeds at page 197.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


MOUT'Z F. SOUDANI

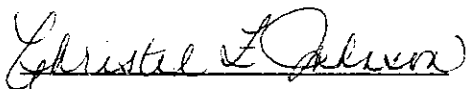
STATE OF NEW YORK, COUNTY OF ORANGE

ss:

On the 21st day of June 19 91, before me personally came

MOUT'Z F. SOUDANI

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.



CHRISTEL Z. JOHNSON
Notary Public, State of New York
Qualified in Ulster County, N.Y.
No. 4800872
Commission Expires 7/31 1991

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 , before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the
of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 , before me personally came
the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

MOUT'Z F. SOUDANI

TO

EMAN F. SOUDANI

SECTION 309
BLOCK 3
LOT 10
COUNTY OR TOWN TOWN OF MONTGOMERY
COUNTY OF ORANGE

RETURN BY MAIL TO:

MS. EMAN F. SOUDANI
R. D. 1, BOX 618, BAILEY ROAD
MONTGOMERY, NY Zip No. 12549

Reserve this space for use of Recording Office.

LIBER 3460 PAGE 203

Orange County

Kelly A. Eskew, County Clerk

Printed: 04/10/2023 05:09:50 PM

Instr #: 19910055852

Book/Page: 3460 / 191

Rec Date: 06/24/1991 00:00:00

Doc Grp/Desc: D / DEED (R)

OR Party: SOUDANI MOUTZ F

EE Party: SOUDANI EMAN F

Amount: \$0.00

Remarks: 11, 13-3-45

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

(This Page is Part of the Instrument)

PRINT OR TYPE: BLACK INK ONLY

MOUT'Z F. SOUDANI

TO

EMAN F. SOUDANI

RECORD AND RETURN TO:
(Name and Address)

MS. EMAN F. SOUDANI

R. D. 1, BOX 618, BAILEY ROAD

MONTGOMERY, NY 12549

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 55852 DATE 6-21-91 AFFIDAVIT FILED 19INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

BG20 Blooming Grove	SERIAL NO. _____	CHECK <input checked="" type="checkbox"/> CASH <input type="checkbox"/> CHARGE <input type="checkbox"/>
CH22 Chester	Mortgage Amount \$ _____	
CO24 Cornwall	Exempt Yes <input type="checkbox"/> No <input type="checkbox"/>	MORTGAGE TAX \$ _____
CR26 Crawford	3-6 Cooking Units Yes <input type="checkbox"/> No <input type="checkbox"/>	TRANSFER TAX \$ <u>5-</u>
DP28 Deerpark	Received Tax on above Mortgage	
GO30 Goshen	Basic \$ _____	RECORD. FEE \$ <u>17-</u>
GR32 Greenville	MTA \$ _____	REPORT FORMS \$ <u>5-</u>
HA34 Hamptonburgh	Spec. Add. \$ _____	CERT. COPIES \$ _____
HI36 Highland	TOTAL \$ _____	
MK38 Minisink	MARION S. MURPHY	
ME40 Monroe	Orange County Clerk	
MY42 Montgomery	by: <u>LL</u>	<u>Rosenwasser</u>
MH44 Mount Hope	ORANGE COUNTY CLERK'S OFFICE S.S.	
NT46 Newburgh (T)	Recorded on the <u>24th</u> day of	
NW48 New Windsor	<u>June</u> 19 <u>91</u> at <u>10:42</u>	
TU50 Tuxedo	O'Clock <u>A</u> M. in Liber/Film <u>3460</u>	
WL52 Wallkill	<u>Deed</u> at page <u>191</u> and examined.	
WK54 Warwick	<u>Marion S. Murphy</u>	
WA56 Wawayanda	County Clerk	
WO58 Woodbury		
MN09 Middletown		
NC11 Newburgh		
PJ13 Port Jervis		
9999 Hold		

RECEIVED

N \$ E
 REAL ESTATE
 JUN 24 1991
 TRANSFER TAX
 ORANGE COUNTY

LIBER 3460 PAGE 191

ORG 06/24/91 10:42:21 26611 22.00

***** EDUCATION FUND: 5.00 *****

DEED CONTROL NO: 55852 .00 *

***** SERIAL NUMBER: 007092 *****

A 291

Standard N.Y.B.T.U. Form 8007
Bargain & sale deed, with covenant against grantor's acts—Ind. or Corp.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 21ST day of June, nineteen hundred and ninety-one,
BETWEEN MOUT'Z F. SOUDANI, residing at R. D. 1, Box 618, Bailey
Road, Montgomery, New York 12549,

party of the first part, and EMAN F. SOUDANI, residing at R. D. 1, Box 618,
Bailey Road, Montgomery, New York 12549,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of -----

-----TEN (\$10.00)----- dollars,

lawful money of the United States, and other good and valuable consideration paid
by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the City of Newburgh, County of Orange and State of
New York, and being known as Lot #2 as found on a map entitled
"Subdivision of Lands for Mout'z F. Soudani", said map to be
filed in the Orange County Clerk's Office, bounded and described
as follows:

Sec. 13
Blk. 3
Lot 45

BEGINNING at a point on the Westerly side of Old South Plank
Road, said point marking the Southerly division line of the here-
in described parcel and the Northerly line of lands now or formerly
Arneaux Realty Corp. (Lot #3, Filed Map #6273) running thence
Westerly along the same, South 65-04-25 West 95.00 feet, South
15-12-33 West 35.84 feet and South 64-01-38 West 125.00 feet to a
point marking the Westerly division line of the herein described
parcel and the Easterly line of DuPont Avenue, running thence
Northerly along the same, North 45-28-22 West 235.00 feet to a
point marking the Northerly division line of the herein described
parcel and the Southerly line of lands now or formerly Gerard
Macri & Mario Batelic (Lot #1, Filed Map #6273) running thence
along the same, North 44-31-38 East 95.00 feet and South 80-28-18
East 128.62 feet, thence leaving said Gerard Macri & Mario Batelic's
Southerly line and running along a proposed new division line, South
25-36-26 East 116.43 feet to a point, thence North 64-13-23 East
105.42 feet to a point on the Westerly side of the aforementioned
Old South Plank Road, running thence along the same, South 32-25-35
East 48.12 feet and South 23-55-35 East 27.00 feet to the point or
place of beginning;

EXCEPTING therefrom all that certain plot, piece or parcel of
land, situate, lying and being in the City of Newburgh, County of
Orange and State of New York and being known as Lot #2A as found
on a map entitled "Subdivision of Lands for Mout'z F. Soudani",
said map filed in the Office of the Orange County Clerk on May 16,
1986 as Map No. 7634, bounded and described as follows:

BEGINNING at a point on the Westerly side of Old South Plank
Road, said point marking the proposed Southerly division line of
the herein described parcel and the proposed Northerly line of
Lot #2 (Subdivision of Lands for Mout'z F. Soudani) running thence

Westerly along the same, South 64-13-23 West 105.42 feet to a point marking the Westerly division line of the herein described parcel, running thence Northerly along the same, North 25-36-26 West 116.43 feet to a point marking the Northerly division line of the herein described parcel and the Southerly line of lands now or formerly Gerard Macri and Mario Batelic, (Lot #1, Filed Map #6273) running thence along the same, South 80-28-18 East 98.66 feet to a point on the Westerly side of the aforementioned Old South Plank Road, running thence along the same, South 32-25-35 East 89.42 feet to the point or place of beginning.

CONTAINING 0.23 acres of land more or less.

BEING and intended to be the same premises conveyed by deed dated April 10, 1985, from The Creek Industrial Center, Inc., to Mout'z F. Soudani and recorded in the Orange County Clerk's Office on April 17, 1985, in Liber 2349 of Deeds at page 136.

LIBER 3460 PAGE 193

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


MOUT Z. F. SOUDANI

STATE OF NEW YORK, COUNTY OF ORANGE

SS:

On the 21st day of June, 19 91, before me personally came

MOUT'Z F. SOUDANI

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.



CHRISTEL Z. JOHNSON
Notary Public, State of New York
Qualified in Ulster County, N.Y.
No. 4800872
Commission Expires 7/31 19 91

STATE OF NEW YORK, COUNTY OF

SS:

On the _____ day of _____, 19 _____, before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides at No. _____;

that he is the
of _____

_____, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

SS:

On the _____ day of _____, 19 _____, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

SS:

On the _____ day of _____, 19 _____, before me personally came
the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____;

that he knows _____

_____ to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. _____

MOUT'Z F. SOUDANI

TO

EMAN F. SOUDANI

SECTION 13
BLOCK 3
LOT 45
COUNTY OR TOWN COUNTY OF ORANGE
CITY OF NEWBURGH

RETURN BY MAIL TO:

MS. EMAN F. SOUDANI
R. D. 1, BOX 618, BAILEY ROAD
MONTGOMERY, NY Zip No. 12549

Reserve this space for use of Recording Office.

LIBER 3460 PAGE 195

Orange County

Kelly A. Eskew, County Clerk

Printed: 04/10/2023 05:09:50 PM

Instr #: 19910055853

Book/Page: 3460 / 196

Rec Date: 06/24/1991 00:00:00

Doc Grp/Desc: D / DEED (R)

OR Party: SOUDANI MOUTZ F

EE Party: SOUDANI EMAN F

Amount: \$0.00

Remarks: 42, 13-3-28

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

(This Page is Part of the Instrument)

PRINT OR TYPE: BLACK INK ONLY

MOUT'Z F. SOUDANI

TO

EMAN F. SOUDANI

RECORD AND RETURN TO:

(Name and Address)

MS. EMAN F. SOUDANI

R. D. 1, BOX 618, BAILEY ROAD

MONTGOMERY, NY 12549

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
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DO NOT WRITE BELOW THIS LINE

CONTROL NO. 55853 DATE 6-21-91 AFFIDAVIT FILED 19INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

BG20 Blooming Grove ☐
 CH22 Chester ☐
 CO24 Cornwall ☐
 CR26 Crawford ☐
 DP28 Deerpark ☐
 GO30 Goshen ☐
 GR32 Greenville ☐
 HA34 Hamptonburgh ☐
 HI36 Highland ☐
 MK38 Minisink ☐
 ME40 Monroe ☐
 MY42 Montgomery ☒
 MH44 Mount Hope ☐
 NT46 Newburgh (T) ☐
 NW48 New Windsor ☐
 TU50 Tuxedo ☐
 WL52 Walkill ☐
 WK54 Warwick ☐
 WA56 Wawayanda ☐
 WO58 Woodbury ☐
 MN09 Middletown ☐
 NC11 Newburgh ☐
 PJ13 Port Jervis ☐
 9999 Hold ☐

SERIAL NO. _____

Mortgage Amount \$ _____

Exempt Yes ☐ No ☐3-6 Cooking Units Yes ☐ No ☐

Received Tax on above Mortgage

Basic \$ _____

MTA \$ _____

Spec. Add. \$ _____

TOTAL \$ _____

CHECK ☐ CASH ☐ CHARGE ☐

MORTGAGE TAX \$ _____

TRANSFER TAX \$ 5-RECORD. FEE \$ 11-REPORT FORMS \$ 5-

CERT. COPIES \$ _____

MARION S. MURPHY
Orange County Clerkby: DS

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on the 24th day of June 19 91 at 10:42
O'Clock A M. in Liber/Film 3460
Deed at page 196 and examined.
Marion S. Murphy
County Clerk

RECEIVED

M \$ E

REAL ESTATE

JUN 24 1991

TRANSFER TAX

ORANGE COUNTY

LIBER 3460 PAGE 196

ORG 06/24/91 10:42:23 26611 16.00
 ***** EDUCATION FUND: 5.00 *****
 DEED CONTROL NO: 55853 .00 *
 ***** SERIAL NUMBER: 007093 *****

T 691

Standard N.Y. B.T.C. Form 8002: Bargain & sale deed,
with covenant against grantor's acts—Ind. or Corp.—single sheet

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT — THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 21ST day of June, nineteen hundred and ninety-one,
 BETWEEN MOUT'Z F. SOUDANI, residing at R. D. 1, Box 618, Bailey
 Road, Montgomery, New York 12549,

party of the first part, and EMAN F. SOUDANI, residing at R.D. 1, Box 618,
 Bailey Road, Montgomery, New York 12549,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Montgomery, County of Orange and State of New York, bounded and described as follows:

Sec. 13

Blk. 3

Lot 28

BEGINNING at a point in the northwesterly line of Bailey Road, said point being the most southerly corner of the herein described lot, thence: 1) North 59 degrees 00' 00" West, 381.45 feet along lands now or formerly of Fink and lands now or formerly of Rains to an iron pipe, thence: 2) North 55 degrees 22' 00" East, 146.39 feet along a box wire fence and lands of the Consolidated Railroad Company, Inc., thence: 3) South 59 degrees 00' 00" East, 364.10 feet along lands now or formerly of Copra, thence: 4) South 48 degrees 44' 00" West, 140.00 feet along the northwesterly line of Bailey Road to the point of beginning.

BEING and intended to be the same premises conveyed to Mout'z F. Soudani by deed dated November 20, 1981, and recorded in the Orange County Clerk's Office on December 29, 1981, in Liber 2212 of Deeds at page 754.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

LIBER 3460 PAGE 197

Mout'z Soudani
 MOUT'Z F. SOUDANI

STATE OF NEW YORK, COUNTY OF ORANGE

SS:

On the 21st day of June, 1991, before me personally came

MOUT'Z F. SOUDANI

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.



CHRISTEL Z. JOHNSON
Notary Public, State of New York
Qualified in Ulster County, N.Y.
No. 4500872
Commission Expires 7/31 1991

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19, before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19, before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

MOUT'Z F. SOUDANI

TO

EMAN F. SOUDANI

SECTION 13

BLOCK 3

LOT 28

COUNTY OR TOWN TOWN OF MONTGOMERY
COUNTY OF ORANGE

RETURN BY MAIL TO:

MS. EMAN F. SOUDANI

R. D. 1, BOX 618, BAILEY ROAD

MONTGOMERY, NY Zip No. 12549

Reserve this space for use of Recording Office.

LIBER 3460 PAGE 198

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE **THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE**



TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

EMAN F. SOUDANI

TO

MOUT'Z F. SOUDANI

SECTION 13 BLOCK 3 LOT 45

RECORD AND RETURN TO:
 (Name and Address)

BRANDON OZMAN, ESQ
 130 W. MAIN ST
 WALDEN, N.Y. 12586

THERE IS NO FEE FOR THE RECORDING OF THIS PAGE

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH

RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

PROPERTY LOCATION

2089 BLOOMING GROVE (TN)	4289 MONTGOMERY (TN)
2001 WASHINGTONVILLE (VLG)	4201 MAYBROOK (VLG)
2289 CHESTER (TN)	4203 MONTGOMERY (VLG)
2201 CHESTER (VLG)	4205 WALDEN (VLG)
2489 CORNWALL (TN)	4489 MOUNT HOPE (TN)
2401 CORNWALL (VLG)	4401 OTISVILLE (VLG)
2600 CRAWFORD (TN)	4600 NEWBURGH (TN)
2800 DEERPARK (TN)	4800 NEW WINDSOR (TN)
3089 GOSHEN (TN)	5089 TUXEDO (TN)
3001 GOSHEN (VLG)	5001 TUXEDO PARK (VLG)
3003 FLORIDA (VLG)	5200 WALLKILL (TN)
3005 CHESTER (VLG)	5489 WARWICK (TN)
3200 GREENVILLE (TN)	5401 FLORIDA (VLG)
3489 HAMPTONBURGH (TN)	5403 GREENWOOD LAKE (VLG)
3401 MAYBROOK (VLG)	5405 WARWICK (VLG)
3689 HIGHLANDS (TN)	5600 WAWAYANDA (TN)
3601 HIGHLAND FALLS (VLG)	5889 WOODBURY (TN)
3889 MINISINK (TN)	5801 HARRIMAN (VLG)
3801 UNIONVILLE (VLG)	
4089 MONROE (TN)	
4001 MONROE (VLG)	
4003 HARRIMAN (VLG)	
4005 KIRYAS JOEL (VLG)	

NO. PAGES 4 CROSS REF
 CERT. COPY AFFT

PAYMENT TYPE: CHECK
 CASH
 CHARGE
 NO FEE

CONSIDERATION \$ 0-
 TAX EXEMPT

MORTGAGE AMT \$
 DATE 6-18-98

MORTGAGE TYPE:
 (A) COMMERCIAL
 (B) 1 OR 2 FAMILY
 (C) UNDER \$10,000.
 (E) EXEMPT
 (F) 3 TO 6 UNITS
 (I) NAT.PERSON/CR.UNION
 (J) NAT.PER-CR.UN/I OR 2
 (K) CONDO

CITIES

0900 MIDDLETOWN
 X 1100 NEWBURGH
 1300 PORT JERVIS

9999 HOLD

Donna L. Benson

DONNA L. BENSON
 Orange County Clerk

RECEIVED FROM: *B Ozman*

LIB 4845PG 15

LIBER 4845 PAGE 15

ORANGE COUNTY CLERKS OFFICE 44907 MLV
 RECORDED/FILED 08/10/98 11:59:44 AM
 FEES 47.00 EDUCATION FUND 5.00
 SERIAL NUMBER: 000215
 DEED CNTE NO 59837 RE TAX .00

A 291

Standard N.Y.B.T.U. Form 8007
Bargain & sale deed, with covenant against grantor's acts—Ind. or Corp.

DATE CODE

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 18th day of June, nineteen hundred and ninty eight
BETWEEN EMAN F. SOUDANI, residing at Box 618, Bailey Road,
 Montgomery, New York 12549,

party of the first part, and MOUT'Z F. SOUDANI, residing at 40 Bailey
 Road, Montgomery, New York 12549,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of -----
 -----TEN (\$10.00)----- dollars,

lawful money of the United States, and other good and valuable consideration paid
 by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
 successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
 lying and being in the City of Newburgh, County of Orange, and State of
 New York, and being known as Lot #2 as found on a map entitled
 "Subdivision of Lands for Mout'z F. Soudani", said map to be
 filed in the Orange County Clerk's Office, bounded and described
 as follows:

Sec. 13
 Blk. 3
 Lot 45

BEGINNING at a point on the Westerly side of Old South Plank
 Road, said point marking the Southerly division line of the herein
 described parcel and the Northerly line of lands now or formerly
 Arneaux Realty Corp. (Lot #3, Filed Map #6273) running thence
 Westerly along the same, South 65-04-25 West 95.00 feet, South
 15-12-33 West 35.84 feet and South 64-01-38 West 125.00 feet to a
 point marking the Westerly division line of the herein described
 parcel and the Easterly line of DuPont Avenue, running thence
 Northerly along the same, North 45-28-22 West 235.00 feet to a
 point marking the Northerly division line of the herein described
 parcel and the Southerly line of lands now or formerly Gerard
 Macri & Mario Batelic (Lot #1, Filed Map #6273) running thence
 along the same, North 44-31-38 East 95.00 feet and South 80-28-18
 East 128.62 feet, thence leaving said Gerard Macri & Mario Batelic's
 Southerly line and running along a proposed new division line, South
 25-36-26 East 116.43 feet to a point, thence North 64-13-23 East
 105.42 feet to a point on the Westerly side of the aforementioned
 Old South Plank Road, running thence along the same, South 32-25-35
 East 48.12 feet and South 23-55-35 East 27.00 feet to the point or
 place of beginning;

EXCEPTING therefrom all that certain plot, piece or parcel of
 land, situate, lying and being in the City of Newburgh, County of
 Orange and State of New York and being known as Lot #2A as found
 on a map entitled "Subdivision of Lands for Mout'z F. Soudani",
 said map filed in the Office of the Orange County Clerk on May 16,
 1986 as Map No. 7634, bounded and described as follows:

BEGINNING at a point on the Westerly side of Old South Plank
 Road, said point marking the proposed Southerly division line of
 the herein described parcel and the proposed Northerly line of
 Lot #2 (Subdivision of Lands for Mout'z F. Soudani) running thence

Westerly along the same, South 64-13-23 West 105.42 feet to a point marking the Westerly division line of the herein described parcel, running thence Northerly along the same, North 25-36-26 West 116.43 feet to a point marking the Northerly division line of the herein described parcel and the Southerly line of lands now or formerly Gerard Macri and Mario Batelic, (Lot #1, Filed Map #6273) running thence along the same, South 80-28-18 East 98.66 feet to a point on the Westerly side of the aforementioned Old South Plank Road, running thence along the same, South 32-25-35 East 89.42 feet to the point or place of beginning.

CONTAINING 0.23 acres of land more or less.

BEING and intended to be the same premises conveyed by deed dated June 21, 1991, from Mout'z F. Soudani to Eman F. Soudani and recorded in the Orange County Clerk's Office on June 24, 1991, in Liber 3460 of Deeds at page 191.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.


AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

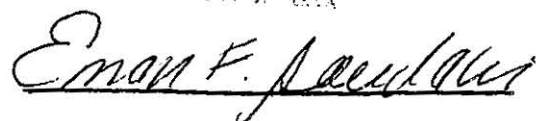
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


EMAN F. SOUDANI



STATE OF NEW YORK, COUNTY OF ORANGE

SS:

On the day of 19 , before me
personally came

EMAN F. SOUDANI

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
she executed the same.

NOTARY PUBLIC

STEWART A. ROSENBERG

Notary Public, State of New York

Qualified in Orange County, N.Y.

No. 4662514

Commission Expires June 30, 1993

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me
personally came

to me known, who, being by me duly sworn, did depose and
say that he resides at No.

that he is the
of

, the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF ORANGE

SS:

On the 18 day of June 1998, before me
personally came

EMAN F. SOUDANI

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
she executed the same.

NOTARY PUBLIC

ELIZABETH I. RUTTKAY

Notary Public, State of New York

Qualified in Orange County

Registration No. 01RU5038932

Commission Expires February 6, 1999

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me
personally came

the subscribing witness to the foregoing instrument, with
whom I am personally acquainted, who, being by me duly
sworn, did depose and say that he resides at No.

that he knows

to be the individual
described in and who executed the foregoing instrument;
that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed his name as witness thereto.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

EMAN F. SOUDANI

TO

MOUT'Z F. SOUDANI

SECTION 13
BLOCK 3
LOT 45
COUNTY OR TOWN City of Newburgh
County of Orange

RETURN BY MAIL TO:

MR MOUT'Z F SOUDANI

Box 40
Bailey Road

Montgomery NY

Zip No. 12549

Reserve this space for use of Recording Office.

484576 19

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE **THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE**



TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

EMAN F. SOUDANI

TO

MOUT'Z F. SOUDANI

SECTION 13 BLOCK 3 LOT 28

RECORD AND RETURN TO:

(Name and Address)

BRANDON OZMAN, ESQ
 130 W. MAIN ST.
 WALDEN N.Y. 12586

THERE IS NO FEE FOR THE RECORDING OF THIS PAGE

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH

RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

PROPERTY LOCATION

___ 2089 BLOOMING GROVE (TN)
 ___ 2001 WASHINGTONVILLE (VLG)
 ___ 2289 CHESTER (TN)
 ___ 2201 CHESTER (VLG)
 ___ 2489 CORNWALL (TN)
 ___ 2401 CORNWALL (VLG)
 ___ 2600 CRAWFORD (TN)
 ___ 2800 DEERPARK (TN)
 ___ 3089 GOSHEN (TN)
 ___ 3001 GOSHEN (VLG)
 ___ 3003 FLORIDA (VLG)
 ___ 3005 CHESTER (VLG)
 ___ 3200 GREENVILLE (TN)
 ___ 3489 HAMPTONBURGH (TN)
 ___ 3401 MAYBROOK (VLG)
 ___ 3689 HIGHLANDS (TN)
 ___ 3601 HIGHLAND FALLS (VLG)
 ___ 3889 MINISINK (TN)
 ___ 3801 UNIONVILLE (VLG)
 ___ 4089 MONROE (TN)
 ___ 4001 MONROE (VLG)
 ___ 4003 HARRIMAN (VLG)
 ___ 4005 KIRYAS JOEL (VLG)

☒ 4289 MONTGOMERY (TN)
 ___ 4201 MAYBROOK (VLG)
 ___ 4203 MONTGOMERY (VLG)
 ___ 4205 WALDEN (VLG)
 ___ 4489 MOUNT HOPE (TN)
 ___ 4401 OTISVILLE (VLG)
 ___ 4600 NEWBURGH (TN)
 ___ 4800 NEW WINDSOR (TN)
 ___ 5089 TUXEDO (TN)
 ___ 5001 TUXEDO PARK (VLG)
 ___ 5200 WALLKILL (TN)
 ___ 5489 WARWICK (TN)
 ___ 5401 FLORIDA (VLG)
 ___ 5403 GREENWOOD LAKE (VLG)
 ___ 5405 WARWICK (VLG)
 ___ 5600 WAWAYANDA (TN)
 ___ 5889 WOODBURY (TN)
 ___ 5801 HARRIMAN (VLG)

CITIES

___ 0900 MIDDLETOWN
 ___ 1100 NEWBURGH
 ___ 1300 PORT JERVIS

___ 9999 HOLD

NO. PAGES 2 CROSS REF ☐

CERT. COPY ☐ AFFT. ☐

PAYMENT TYPE: CHECK ☒

CASH ☐

CHARGE ☐

NO FEE ☐

CONSIDERATION \$ 0

TAX EXEMPT ☐

MORTGAGE AMT \$

DATE 6-18-98

MORTGAGE TYPE:

___ (A) COMMERCIAL
 ___ (B) 1 OR 2 FAMILY
 ___ (C) UNDER \$10,000.
 ___ (E) EXEMPT
 ___ (F) 3 TO 6 UNITS
 ___ (I) NAT.PERSON/CR.UNION
 ___ (J) NAT.PER-CR.UN/ OR 2
 ___ (K) CONDO

Donna L. Benson

DONNA L. BENSON
 Orange County Clerk

RECEIVED FROM: *B. Ozman*

LIB 4845 12

LIBER 4845 PAGE 12
 ORANGE COUNTY CLERKS OFFICE 44907 MLV
 RECORDED/FILED 08/10/98 11:59:36 AM
 FEES 41.00 EDUCATION FUND 5.00
 SERIAL NUMBER: 000214
 DEED CNTL NO 59836 RE TAX .00

T 691

Standard N.Y. B.T.C. Form 8002: Bargain & sale deed,
with covenant against grantor's acts—Ind. or Corp.—single sheet

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 18 day of June, nineteen hundred and 98
 BETWEEN EMAN F. SOUDANI, residing at Box 618, Bailey Road,
 Montgomery, New York 12549,

party of the first part, and MOUT'Z F. SOUDANI, residing at ~~Box 618~~⁴⁰ Bailey
 Road, Montgomery, New York 12549,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Montgomery, County of Orange and State of New York, bounded and described as follows:

Sec. 13
 Blk. 3
 Lot 28

BEGINNING at a point in the northwesterly line of Bailey Road, said point being the most southerly corner of the herein described lot, thence: 1) North 59 degrees 00'00" West, 381.45 feet along lands now or formerly of Fink and lands now or formerly of Rains to an iron pipe, thence: 2) North 55 degrees 22' 00" East, 146.39 feet along a box wire fence and lands of the Consolidated Railroad Company, Inc., thence: 3) South 59 degrees 00' 00" East, 364.10 feet along lands now or formerly of Copra, thence: 4) South 48 degrees 44' 00" West, 140.00 feet along the northwesterly line of Bailey Road to the point of beginning.

BEING and intended to be the same premises conveyed to Eman F. Soudani by deed dated June 21, 1991, from Mout'z F. Soudani and recorded in the Orange County Clerk's Office on June 24, 1991, Liber 3460 of Deeds at page 196.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

LIB 48456 13

Eman F. Soudani
 EMAN F. SOUDANI
Eman F. Soudani

STATE OF NEW YORK, COUNTY OF ORANGE

SS:

On the day of 19 , before me
personally came

EMAN F. SOUDANI

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
she executed the same.

NOTARY PUBLIC

STEWART A. R
Notary Public
Qualified in Orange County, N.Y.
No. 00 894
Commission Expires June 30 1993

STATE OF NEW YORK, COUNTY OF ORANGE

SS:

On the 18th day of June 19 98 , before me
personally came

EMAN F. SOUDANI

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

Notary Public

ELIZABETH I. RUTKAY
Notary Public, State of New York
Qualified in Orange County
Registration No. 01RU5038932
Commission Expires February 6, 1999

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me
personally came
to me known, who, being by me duly sworn, did depose and
say that he resides at No.that he is the
of, the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19 , before me
personally came
the subscribing witness to the foregoing instrument, with
whom I am personally acquainted, who, being by me duly
sworn, did depose and say that he resides at No.

that he knows

to be the individual
described in and who executed the foregoing instrument;
that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed his name as witness thereto.**Bargain and Sale Deed**
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

EMAN F. SOUDANI,

TO

MOUT'Z F. SOUDANI

SECTION 13
BLOCK 3
LOT 28COUNTY OR TOWN TOWN OF MONTGOMERY
COUNTY OF ORANGE

RETURN BY MAIL TO:

MR MOUT'Z F SOUDANI

Box 618 Bailey Road

Montgomery NY Zip No. 12549

Reserve this space for use of Recording Office.

LIBER 48456 14